

**MINUTES
PLANNING COMMISSION
MEETING OF DECEMBER 14, 2023**

425 N. El Dorado St. Stockton, CA

1. CALL TO ORDER/ROLL CALL - 5:31 PM

Roll Call

Present:

Anne Mallett

Brenda Jones

Waqar Rizvi

Greg Thompson

Terry Hull

Absent:

Gurneel Boparai, and Rajan Nathaniel .

Note: Commissioner Boparai arrived at 5:33 PM

Note: Vice Chair Nathaniel's absence was excused

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Thompson

3. ADOPTION OF CONSENT CALENDAR

3.1 23-1100 PLANNING COMMISSION MEETING SCHEDULE FOR THE CALENDAR YEAR 2024

Attachment A - Procedural Rules

Attachment B - 2024 Planning Commission Calendar

Legislation Text

Approve **Motion 2023-12-14-0301** approving the meeting schedule for the Calendar Year 2024.

Moved by: Terry Hull, seconded by Anne Mallett.

Vote: Motion carried 6-0

Yes: Anne Mallett, Brenda Jones, Waqar Rizvi, Greg Thompson, Gurneel Boparai, and Terry Hull.

Absent: Rajan Nathaniel .

3.2 23-1130 APPROVE A RESOLUTION REFLECTING THE PLANNING COMMISSION’S NOVEMBER 9, 2023, INTENT TO APPROVE A USE PERMIT TO ESTABLISH A CONVENIENCE STORE WITH THE OFF-SALE OF BEER AND WINE, FUELING STATION, AND GENERAL MERCHANDISE, WITH A CAR WASH FACILITY, AT 9036 THORNTON ROAD (P23-0083) (APN 072-410-43)

Legislation Text

Attachment A - Planning Commission Staff Report

Proposed Resolution

Exhibit 1 - Project Plans

Approved Resolution 2023-12-14-0302

Approve **Resolution 2023-12-14-0302** approving that the Commission's November 9, 2023 intent to approve a Commission Use Permit, requiring a Waiver of the location restrictions related to overconcentration of existing licenses in the census tract and proximity to existing off-sale establishments, at a proposed convenience store located at 9036 Thornton Road (APN 072-410-43), in accordance with the findings and subject to the conditions conveyed on the record and captured on the proposed resolution.

Moved by: Anne Mallett, seconded by Gurneel Boparai.

Vote: Motion carried 4-0

Yes: Anne Mallett, Waqar Rizvi, Gurneel Boparai, and Terry Hull.

Recuse:Brenda Jones, and Greg Thompson.

Absent: Rajan Nathaniel .

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 23-0990 RESOLUTION TO APPROVE A TENTATIVE SUBDIVISION MAP TO ESTABLISH A 224 LOT SUBDIVISION FOR THE DEVELOPMENT OF 211 LOTS FOR SINGLE-FAMILY RESIDENTIAL HOMES AND 13 COMMON AREA LOTS AT 4849 CAROLYN WESTON BOULEVARD (APNS 166-030-05 AND -33) (P21-0999)

RECOMMENDATION Staff recommends that the Planning Commission approve a resolution that reflects the Commission's November 9, 2023 intent to approve a Commission Use Permit, requiring a Waiver of the location restrictions related to overconcentration of existing licenses in the census tract and proximity to existing off-sale establishments, at a proposed convenience store located at 9036 Thornton Road (APN 072-410-43), in accordance with the findings and subject to the conditions conveyed on the record and captured on the proposed resolution.

Legislation Text

Attachment A - Location Map And Aerial Photo

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - CEQA Initial Study

Proposed Resolution - Recommending Approval

Exhibit 1 - Asano Tentative Map And Exhibits 11-21-23

Approve **Motion 2023-12-14-0501** to continue to January 25, 2023 Planning Commission Meeting

Moved by: Greg Thompson, seconded by Brenda Jones.

Vote: Motion carried 6-0

Yes: Anne Mallett, Brenda Jones, Waqar Rizvi, Greg Thompson, Gurneel Boparai, and Terry Hull.

Absent: Rajan Nathaniel .

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Stephanie Ocasio, Director, Community Development Department - update on warehouse ordinance, City Council adopted Option C and gave direction to staff to bring back item before them; Shape Stockton efforts, update by February; Happy Holidays

Commissioner Mallett - warehouse ordinance timeline, thanked staff for their work, staff time and money

Chair Rizvi - pending projects

9. COMMISSIONERS COMMENTS

Commissioner Thompson - thanked fellow planning commissioners; thanked staff; great first year; happy holidays

Commissioner Jones - thanked the city staff, mayor; happy holidays; voting

Commissioner Boparai - city achievements; warehouse ordinance; thanked city staff

Commissioner Mallett - recognized staffs efforts; Lantern Festival Stockton

Commissioner Hull - planning commission experience, training; happy holidays

Chair Rizvi - thanked staff, commissioners; happy holidays

10. ADJOURNMENT - 5:54 PM



Michael McDowell
Assistant Director, Community Development
Department